

Harbourfront Commission

For discussion
on 29 April 2014

HC/07/2014

Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

REPORTING PERIOD

This progress report covers the period from January to April 2014.

MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Fifteenth Meeting – 12 February 2014

2. The Task Force discussed the following issues/items -

(a) Renovation of the Hong Kong Museum of Art

- The Leisure and Cultural Services Department (LCSD) and the Architectural Services Department (ArchSD) briefed the Task Force on the revised renovation plan for the Hong Kong Museum of Art (MoA) in response to Members' comments raised at the 13th meeting on 16 May 2013.
- Members in general appreciated the departments' efforts in revising the renovation plan with reference to the Harbour Planning Principles, and considered that the Art Square adjacent to MoA would be an important venue for organising outdoor exhibitions and maintaining the functions of MoA during its renovation. Some Members

suggested further enhancing the area on the ground level to enable better public enjoyment and accessibility; improving water-land interface along the waterfront side; increasing visual permeability of the renovated MoA building; and adding more greening elements in the project. LCSD was asked to take into account Members' comments and keep the Task Force updated on its master plan to enhance its facilities along the Tsim Sha Tsui waterfront.

(b) Reprovisioning of Food and Environmental Hygiene Department Sai Yee Street Environmental Hygiene Offices-cum-Vehicle Depot at Yen Ming Road, West Kowloon Reclamation Area

- The Food and Environmental Hygiene Department (FEHD) and ArchSD briefed the Task Force on the detailed design for the new environmental hygiene offices-cum-vehicle depot to be reprovisioned at Yen Ming Road in West Kowloon Reclamation area. While the location for reprovisioning the facility was generally acceptable to Members, some Members commented that FEHD should consider providing more facilities in the building other than the proposed resources centre for public use.
- Separately, some Members considered that the area to accommodate refuse collection vehicles (RCV) should be segregated from the area accessible by the public and the greening around the perimeter of the building should be further enhanced. The facility might also be expanded to accommodate more RCVs servicing the area. FEHD was asked to take into account Members' comments when finalizing the design.

(c) Minor Relaxation of the Development Intensity of the West Kowloon Cultural District Site

- The West Kowloon Cultural District Authority (WKCDA) briefed the Task Force on its proposal to apply for minor relaxation of the development intensity of the West Kowloon Cultural District. Members considered that the development intensity of the previous approved scheme with plot ratio of 1.81 was a result of a comprehensive public engagement exercise, and WKCDA should avoid deviating from the consensus of the community unless there were strong justifications.
- Some Members were concerned that the minor relaxation of the height restriction was mainly for increasing residential and commercial gross floor area (GFA) but the amount of public open space was not proportionally adjusted. The proposed 15% increase in GFA was not minor and WKCDA should provide more information to justify the case. A Member suggested that the proposed increase in GFA might not be achieved through relaxation of building height restriction and WKCDA could consider better utilising the underground space in order to achieve the purpose.

(Note: The summary of discussion on this item was conveyed to the Town Planning Board (TPB) on 22 April 2014.)

(d) Amendments to the Approved South West Kowloon Outline Zoning Plan No. S/K20/28

- The Planning Department (PlanD) briefed the Task Force on

Harbourfront Commission

HC/07/2014

the amendments to the approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/28. Members noted that the amendments were to provide residential development in response to the increasing housing demand and a waterfront promenade for public enjoyment to meet local community's aspiration.

- As the subject site was close to the existing industrial and commercial uses at the waterfront, some Members were concerned that the amendments to change their uses from industrial to mainly residential might give rise to potential conflict between the future residents and existing tenants or operators of industrial and commercial sites. Separately, a Member suggested that the sites at the waterfront should be designated as one "Comprehensive Development Area" (CDA) site instead of having different land use zonings for each parcel of land to achieve a holistic design.
- For better accessibility, some Members commented that the footbridge connection from the hinterland towards the western end of the site concerned should be further improved. Another Member suggested that suitable landscaping should be incorporated in the pedestrian walkway at the eastern end of the site.

(Note: The summary of discussion on this item was conveyed to the TPB on 27 February 2014.)

(e) Proposed Minor Revision to the Approved Scheme (Planning Application No. A/K15/96) for the Yau Tong Bay Comprehensive Development Area, Yau Tong, Kowloon

- The proponent briefed the Task Force on a revised scheme for the comprehensive development area at Yau Tong Bay. Members considered that the revised building height profile of the scheme was generally acceptable. Some Members commented that a more innovative design with a more balanced spread of active and passive uses could be adopted.
- A Member suggested that more at-grade access points should be opened to the public around the clock to facilitate public enjoyment of the promenade; and a Member opined that the landing steps could be better designed to enhance its visual integration with the waterfront promenade. Another Member suggested that bollards should be added at the waterfront to enable visiting vessels to tie their boats.

(Note: The summary of discussion on this item was conveyed to the Town Planning Board on 26 February 2014.)

Secretariat

Task Force on Harbourfront Developments

in Kowloon, Tsuen Wan and Kwai Tsing

April 2014